

CITY OF MEDINA
PLANNING COMMISSION MEETING

October 4, 2005
7:00 p.m.

Medina City Hall
501 Evergreen Point Road

CALL TO ORDER

Chair, Mark Nelson called the October 4, 2005, Planning Commission meeting to order at 7:11 pm.

ROLL CALL

Present: Mark Nelson, Chair; Jim Lawrence, Vice-Chair
Commissioners: Bret Jordan, Judie O'Brien,
and Gerry Zyfers

Absent: Holly Greenspoon, Debra Ricci

Staff Present: Joseph Gellings, Director of Development Services; Tim
Tobin, City Engineering Consultant, Roth Hill Engineering;
and Rachel Baker, Administrative Assistant

ANNOUNCEMENTS

There were no announcements.

AUDIENCE PARTICIPATION
(non-agenda items)

There was no audience participation.

MINUTES

MOTION LAWRENCE AND SECOND JORDAN TO APPROVE MINUTES FROM SEPTEMBER 7, 2005, PLANNING COMMISSION MEETING, MOTION PASSED 5-0; 7:12 PM.

PUBLIC HEARING

Construction Mitigation Plan (CMP), Level 2 (7:12 pm)
808 – 83^d Avenue Northeast, Medina 98039

Construction of a single-family residence, guesthouse, pool and tennis court
Tobin identified public comment letters received for project and read Staff Report. Upon Commission's request, Tobin addressed specific concerns raised through public comment, including:

- Pest control
- Storm water control
- Project costs
- Utility poles
- Retaining wall
- Tennis court lighting and drainage
- Sewer connection
- Traffic control/truck route

Discussion followed among commissioners.

Nelson opened floor to public comment. Audience members that chose to testify during public hearing stood and were administered an oath.

Thomas Harle, project architect, 14228 – 236th Avenue Northeast, Woodinville 98077 (8:07 pm)

Mr. Harle confirmed he and property owner reviewed staff report and were agreeable to conditions; he also acknowledged reviewing letter authored by seven neighboring property owners.

At this time, Tobin indicated he received a letter prepared by Robert Parnell, P.E., the civil engineer hired by the property owner to develop the CMP. Tobin said the letter addressed some issues, but it was not read into the record, as it was not the author's intent, however, a copy was left for review. Tobin remarked Parnell had a prior engagement and could not attend the public hearing.

Antonio Chen, property owner, 15165 Northeast 29th Street, Redmond (8:16 pm)

Mr. Chen testified he would act as own contractor or employ an acquaintance for the position. Mr. Chen said his office is located ten minutes from the site and he could be available and on site daily, though not full time; however to minimize impacts to neighbors during development, he would be available by phone any time. Mr. Chen stated if he hired a contractor that individual would be on site full time and acknowledged the plans would be modified later to reflect changes.

Mr. Chen said he is familiar with the construction process, indicating this would be his third home and would try to hire the right people to minimize street closure. Mr. Chen confirmed he would reside in the home.

Mr. Chen agreed fencing would secure the entire site during construction.

Bill Johnson, contractor, 17171 Bothell Way Northeast, Seattle (8:20 pm)

Mr. Johnson announced all concerns or problems during excavation could be directed to him, he would be on site full time, and his phone number would be available.

Mr. Johnson anticipated it would take one-day to tie the property into the sewer line and storm drain, and steel plates would cover street excavation. He also testified there would be set times for site clean up and street cleaning, about one-half hour to one-hour, and the site would be secured nightly. Mr. Johnson said caution signs would be installed and orange fencing would be zip-tied to construction fencing for visibility and safety.

David P. Jones, resident, 825 – 83rd Avenue Northeast, Medina (8:26 pm)

Mr. Jones testified he is a 15-year resident and began construction on his home during November or December. Mr. Jones said the goal should be to collect extra water produced during construction and excavation before it hits the road, suggesting the slope steepness and amount of rain would require an extra step such as a perforated pipe in gravel at side of road.

Mr. Jones conveyed raccoons have lived in the area for a long time and pest control professionals have recommended live trapping and relocation.

Larry Meitl, resident, 8234 Northeast Eighth Street, Medina (8:30 pm)

Mr. Meitl stressed the property contains an extreme slope that would lend to heavy water run-off when vegetation is removed, especially with the shallow water table. He referenced letter authored by seven neighbors.

Mr. Meitl asked city to ensure water run off would be contained as addressed through neighbor comment and suggested tennis court drainage concerns be reviewed, as well as, street safety and frequency of speeding traffic.

Mr. Meitl suggested the city review retaining wall height and low hanging telephone wires, which could be a safety hazard to trucks and people and would not be aesthetically pleasing.

Brian Kemp, resident, 8245 Northeast Eighth Street, Medina (8:45 pm)

Mr. Kemp reported the intersection is a “swamp” in the wintertime and said the sewer capacity is limited, as it backed up last year. He also said the culvert has backed up.

Paul Edelhertz, resident, 8215 Northeast Eighth Street, Medina (8:50 pm)

Mr. Edelhertz complained water bubbles from the storm drain to his property and is concerned about the safety of children near open culverts. He also said raccoons live around the open culverts near his home. Mr. Edelhertz expressed the water problems are serious and related to the street as a whole and acknowledged the responsibility would not fall to a single owner and that the issue could not be resolved as a part of the CMP process. The resident further stated the additional house would exacerbate problems and it would be to everyone's advantage to resolve issues.

Susan Dewalt, resident, 8235 Northeast Eighth Street, Medina (8:57 pm)

Ms. Dewalt, a 28-year resident, expressed concern about drainage ditch, saying if it overflowed her home and garage would flood and suggested it be a closed system. Resident said she has noticed raccoons nearby and expressed agreement with Mr. Meitl's concerns regarding the appearance of telephone wires.

Dennis Klimes, resident, 631 – 84th Avenue Northeast (PO Box 311), Medina (8:59 pm)

Mr. Klimes, a 15-year resident, concurred with concerns addressed earlier by neighbors and confirmed there have been sewer issues in the area. Resident inquired if there would be a plan to address the rodent population and said he values vegetation in city and asked about replacement requirement and tree mitigation accountability. Mr. Klimes expressed concern about development abandonment and asked what assurances there would be for the community.

Gellings explained permit process for landscape plan and general tree replacement requirements.

Mr. Chen stated there would be changes to the plan, depending on mitigation requirements, but intends to keep property as natural as possible following construction and confirmed vegetation would not be removed from north half of property during construction.

Gisele Matthews, resident, 8224 Northeast Eighth Street, Medina (9:12 pm)

Ms. Matthews voiced concerns regarding traffic flow during construction and related pedestrian safety. Resident disclosed her home was flooded due to drainage issues prior to her purchase of the property and said it could reoccur. She said winter rains already require her to wear boots to the mailbox and additional water runoff could be produced during construction through removal of site vegetation.

David Jones, 825 – 83rd Avenue Northeast, Medina (9:17 pm)

Mr. Jones spoke again about water issues and suggested the city consider a drainage system on the east side of 83rd Avenue to collect water to avoid increased run-off during the construction process. Resident said the city should review Baker Tank capacity, as a larger tank would prevent overflow and protect homeowners.

Nelson closed floor to public comment at 9:21 pm and commissioners entered into discussion. Commission requested and/or recommended staff to obtain additional information and/or address the following issues prior to next meeting:

- Storm Water
 - Require project engineer address storm water issue before Planning Commission
 - Consider larger capacity retention tanks to control surface water run-off and review current storm system capacity
 - Consider perforated pipe installation to improve drainage during construction
 - Obtain tennis court/sport court drainage plan
 - Consider delaying excavation work during wet season
 - Consider geotechnical and hydro geologist study site
- Pest Control
 - Abate animals on site
- Traffic Control
 - Review construction traffic route
 - Consider reducing speed limit on 83rd Avenue during construction
 - Limit dump trucks to single-trailer
- Landscape Plan
 - Review tree mitigation and re-planting location
- Power Lines
 - Gather additional information regarding electric and telephone wires surrounding property and related potential safety hazard during construction

- Parking and CMP Management

- Require full-time contact information for project and post prominently on site
- Better define construction parking
- Fully-fence lot and include visible safety fencing

Gellings indicated he would look at recommendations and report back to commissioners next month.

Nelson requested staff email list of concerns to commissioners for review.

Commission conveyed more information would be needed before a final decision regarding the CMP could be reached and, therefore, recommended continuing public hearing.

MOTION ZYFERS AND SECOND LAWRENCE TO CONTINUE PUBLIC HEARING UNTIL NOVEMBER 1, 2005 PLANNING COMMISSION MEETING, 7:00 PM, MOTION PASSED 5-0, 10:12 PM.
--

DISCUSSION

Nonconforming Envelopes

There was no discussion due to time.

Building Permit Thresholds

There was no discussion due to time.

MOTION JORDAN AND SECOND O'BRIEN TO CONTINUE AGENDA TO NEXT MONTH'S MEETING, MOTION PASSED 5-0, 10:15 PM.

ADJOURNMENT

MOTION AND SECOND TO ADJOURN OCTOBER 4, 2005, PLANNING COMMISSION MEETING, MOTION PASSED 5-0, 10:12 PM.

The October 4, 2005, Planning Commission meeting adjourned at 10:12 pm.

The next Planning Commission meeting is scheduled for Tuesday,
November 1st, 2005 at 7:00 pm.

Minutes taken by:

Rachel Baker
Administrative Assistant